



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING
Tina M. Lawler, Secretary

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**MARCH 17, 2020
ZONING BOARD
MEETING
MINUTES**

The meeting was called to order by Pat Malia at 7:00 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Baltera, Heller, Koussoulis, Lawler, Seher, Malia

ABSENT: Famularo, Larotonda,

OLD BUSINESS:

Vote: Minutes of January 21, 2020 meeting

Motion to approve – Steve Baltera – second – Matt Lawler

All were in favor.

NEW BUSINESS:

Appl. #1 -2020 for Brian & Erica Wastell – 34 Amy Lane – Block 17 – Lot 15.02 for a fence height variance for a corner property

Brian Wastell – appeared on behalf of himself and was sworn in. He is a 20 year Galloway resident and he and his wife have two sons and when they saw this house, they loved the neighborhood feel and the size of the property and also felt that their older son would be able to ride his bike around and have friends over to hang out so he wants to install a swing set for the little one and also a pool. With doing all this, they want to install a fence as soon as possible. One of the hindrances they have would be the pool location. There is a topography issue since the rear yard slopes down. He showed where he meant on the copy of the survey that was included in the application. That is one hardship. The other one is being a corner property, he has to have a 10 ft. setback of the fence if he doesn't install a 4 ft.

fence. They don't feel that would give them enough security in the rear of the property. They also have a dog and would feel uncomfortable with the lower height and would prefer a 6 ft. fence. The fence would only come up to the house by the chimney area and the fence line should be no problem with the site triangle at the corner of Davis and Amy Lane.

Eddie – the applicant stated the reason for this application was twofold. The ordinance allows for a 5 ft. high fence 10 ft. from the property line. In this case he is proposing a 6 ft. high fence and also a setback less than the 10 ft. He does need to know the specific setback he needs, so the board knows what to approve. After discussion, it was decided that it would be allowed 1 ft. from the property line. He questioned the applicant on: type of fence: they propose a solid white vinyl fence; the location of neighbor's pool in their yard: it looks like it's proposed in the exact proximity that they propose, but they are not a corner property and don't have two fronts, so the fence setback is not an issue. The appropriate locks would be installed on the fence and will comply with any pool barrier requirements needed when a permit is issued. There are sidewalks that run along a portion of Davis Avenue to where his property ends. The fence will not impede the sidewalk at all. The fence will be probably 3 ft. off the sidewalk line.

Pat – questioned the fence requirements and location of pool

Ed – it's actually 224-11G, which states the R1 zone, but are applied to the R2 zone as well. It's kind of convoluted.

Brian – would like to put the pool in the western corner of the property

No public in attendance.

Matt – asked where the fence location would be to the chimney in case the outside box gets hot

Brian – it wouldn't have the possibility of getting on fire

Jim Grimley – the first motion would be to allow the applicant to construct a fence with a height of 6 ft. where the municipal ordinance allows a maximum of 4 or 5 ft. depending on which ordinance provision you follow.

Motion was made by Greg Seher – second – Steve Baltera

ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Lawler, yes; Seher, yes; Malia, yes

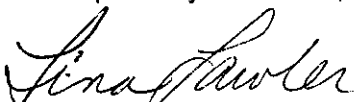
The second motion would be to allow the applicant installation of a fence no less than 1 ft. from the property line where municipal ordinance provides for a minimum of 10 ft. Motion was made by Greg Seher – second – Matt Lawler

ROLL CALL: Baltera, yes; Heller, yes; Koussoulis, yes; Lawler, yes; Seher, yes; Malia, yes

ADJOURNMENT

Motion to adjourn – Greg Seher – second – Jenn Heller
All were in favor.

Respectfully submitted,


Tina Lawler, Secretary

Approved: 4-21-2020